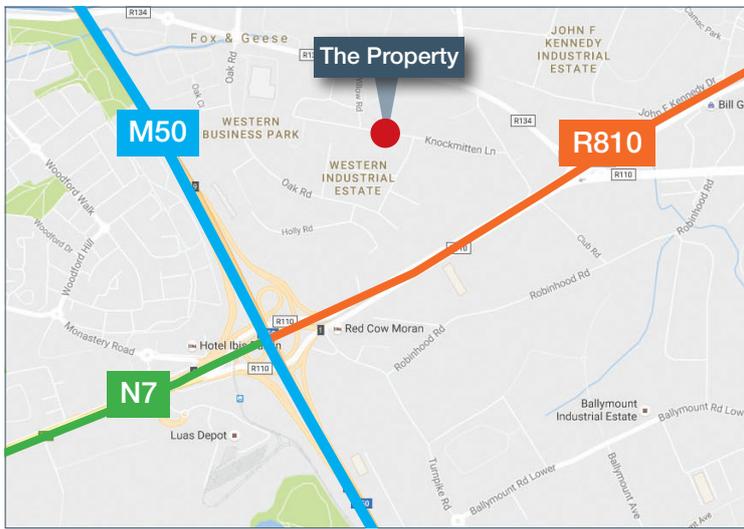


## For Sale

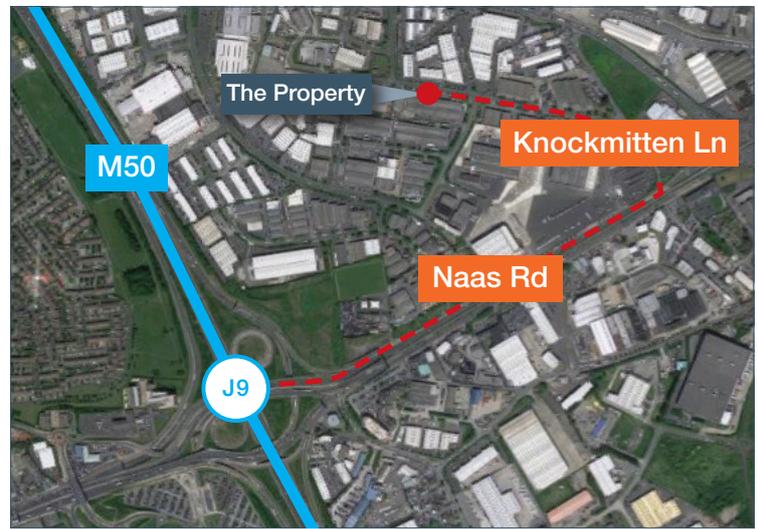
Unit 12, Knockmitten Lane, Western  
Industrial Estate, Dublin 12



- Terraced industrial facility of approx. 1,564 sq. m.
- Located approx. 2.5km from Junction 9 on the M50 and approx. 8km southwest of Dublin city centre



For identification purposes only. Not to scale.



For identification purposes only. Not to scale.

## Location

The property is located on the southern side of Knockmitten Lane in Western Industrial Estate, approx. 2.5 km from Junction 9 on the M50 motorway which provides rapid motorway access to Dublin Port, Dublin Airport and all of the main arterial routes from Dublin. The property is located approx. 8kms southwest of Dublin city centre and approx. 21kms southwest of Dublin Airport.

## Description

### Warehouse

- Terraced industrial facility
- Metal frame construction with an insulated asbestos roof
- Painted concrete floor
- Oil fired warm air blower
- Full height concrete block walls
- Clear internal height approx. 6.7m
- One ground level roller shutter door
- Fluorescent strip lighting
- Timber floor mezzanine over two levels incorporating access cavity for forklift operations

### Office

- Two storey offices
- Reception and showroom area
- Lift access
- Painted and plastered walls
- Suspended ceilings incorporating spotlights & recessed fluorescent lighting
- Air conditioning
- Wooden and tiled flooring to part
- Raised access floors
- Perimeter trunking

Accommodation	Sq. m.
Warehouse	605
Office	959
<b>Total</b>	<b>1,564</b>
Mezzanine	643

Intending purchasers must satisfy themselves as to the accuracy of the measurements provided above.

## Services

We understand that all mains services including three phase power are provided and connected to the property.

## Rates

The rateable valuation of the property is €66,900. The rates payable for 2018 are €18,264.

## Inspections

All inspections are strictly by appointment through Savills.

## Price

On application

## BER

BER Rating: C2

BER No. 800311904

Energy Performance Indicator: 72.53 kgCO<sub>2</sub> /m<sup>2</sup>/yr 1.34

## Further Information

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